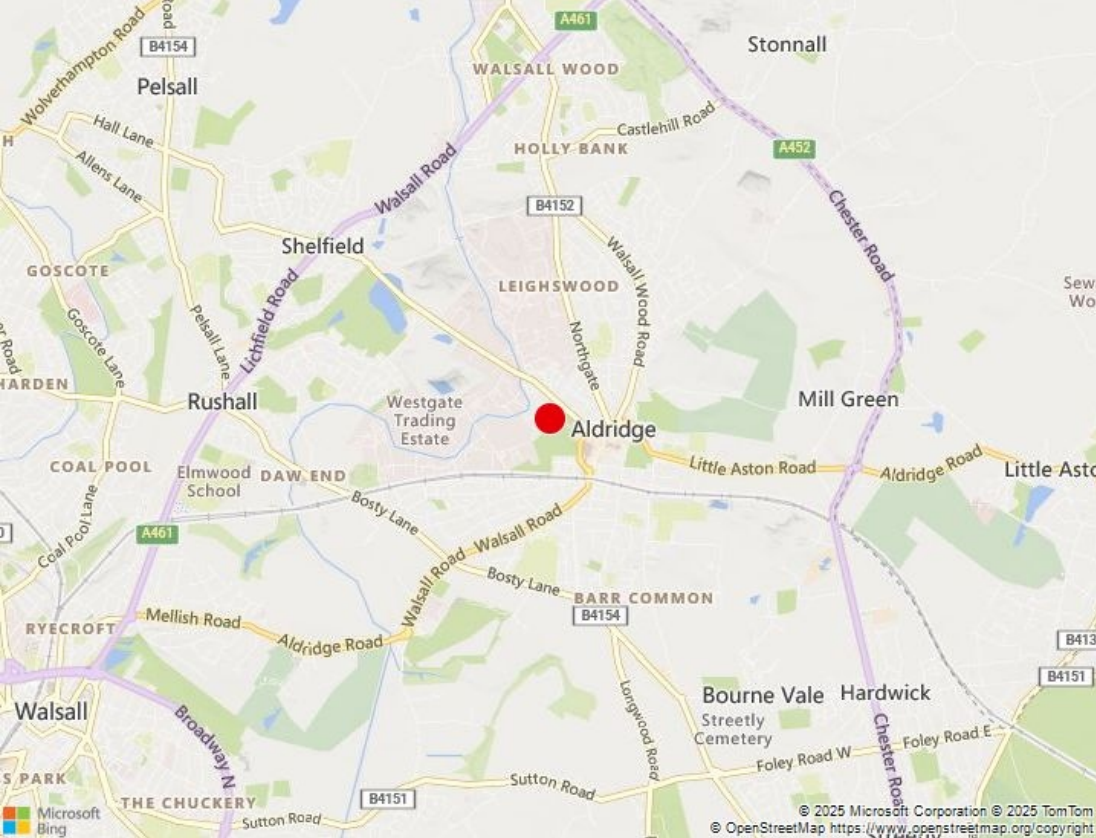


# WAREHOUSE/WORKSHOP PREMISES - FOR SALE

Surespan Unit & Offices, Middlemore Lane, Aldridge, Walsall, West Midlands, WS9 8SP

17,253 SqFt (1,602.8 SqM) | £1,500,000 offers in excess of





## KEY FEATURES

- Rare opportunity to acquire freehold premises
- Part vacant / part investment
- First floor offices let to Spectrum Fire Protection UK Ltd at a passing rent of £15,700 per annum exclusive
- Extended warehouse premises to the rear of the site
- Popular commercial location on the outskirts of Aldridge town centre
- Within driving distance of the M6 motorway & M6 Toll Road

## LOCATION

The property is situated on the north-western side of Middlemore Lane a short distance from its junction with Leighswood Road, about half mile to the north west of Aldridge town centre. The property is well placed to access other local areas including Sutton Coldfield and Walsall with access to the M5 and M6 Toll within easy driving distance.

## DESCRIPTION

The subject property offers a rare opportunity to acquire freehold premises which comprise part investment/part vacant possession premises which extend to provide a mixture of warehouse/workshop accommodation incorporating two storey offices to the front, the first floor of which is currently subject to an occupational lease. The main warehouse/workshop space has been extended since its original construction with the benefit of yard and parking.



Area	SqFt	SqM
GF WORKSHOP	8,448	784.82
GF NEW BUILD WORKSHOP	4,290	398.54
GF OFFICES	2,360	219.24
FF OFFICES	2,155	200.2
<b>Total Floor Area</b>	<b>17,253</b>	<b>1,602.8</b>

**Surespan Unit & Offices, Middlemore Lane, Aldridge, Walsall, West Midlands WS9 8SP**



## TENURE

The property is available on the basis of a freehold sale, subject to the occupational lease.

## ASKING PRICE

£1,500,000 offers in excess of

## TENANCY

The first floor offices are currently let to Spectrum Fire Protection Ltd on the basis of a 2 year lease at a passing rent of £15,700 per annum exclusive. The lease has been granted on an Internal Repairing and Insuring basis.

Further lease details are available on request.

## EPC

Energy Performance Asset Band Rating D - 86.

## BUSINESS RATES

Surespan Ltd - Rateable Value £62,500. Rates Payable 2024/2025 - £34,125.00 prior to any transitional arrangements.

ASN First Aid & Hygiene Ltd - Rateable Value £10,750. Rates Payable 2024/2025 - £5,364.25 prior to any transitional arrangements.

For verification purposes interested parties are advised to make their own enquiries with the Local Authority (Walsall).

## MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations two forms of ID and confirmation of the source of funding will be required from the successful applicant. For a company, any person owning more than 25% must provide the same.

## LEGAL COSTS

Each party is to bear their own costs in relation to this matter.

## VAT

All figures are exclusive of VAT.

## VIEWING

Strictly by prior appointment, please contact:



Ben Nicholson MRICS

DDI: 0121 362 1532

Mob: 07889 407650

E: [ben.nicholson@burleybrowne.co.uk](mailto:ben.nicholson@burleybrowne.co.uk)

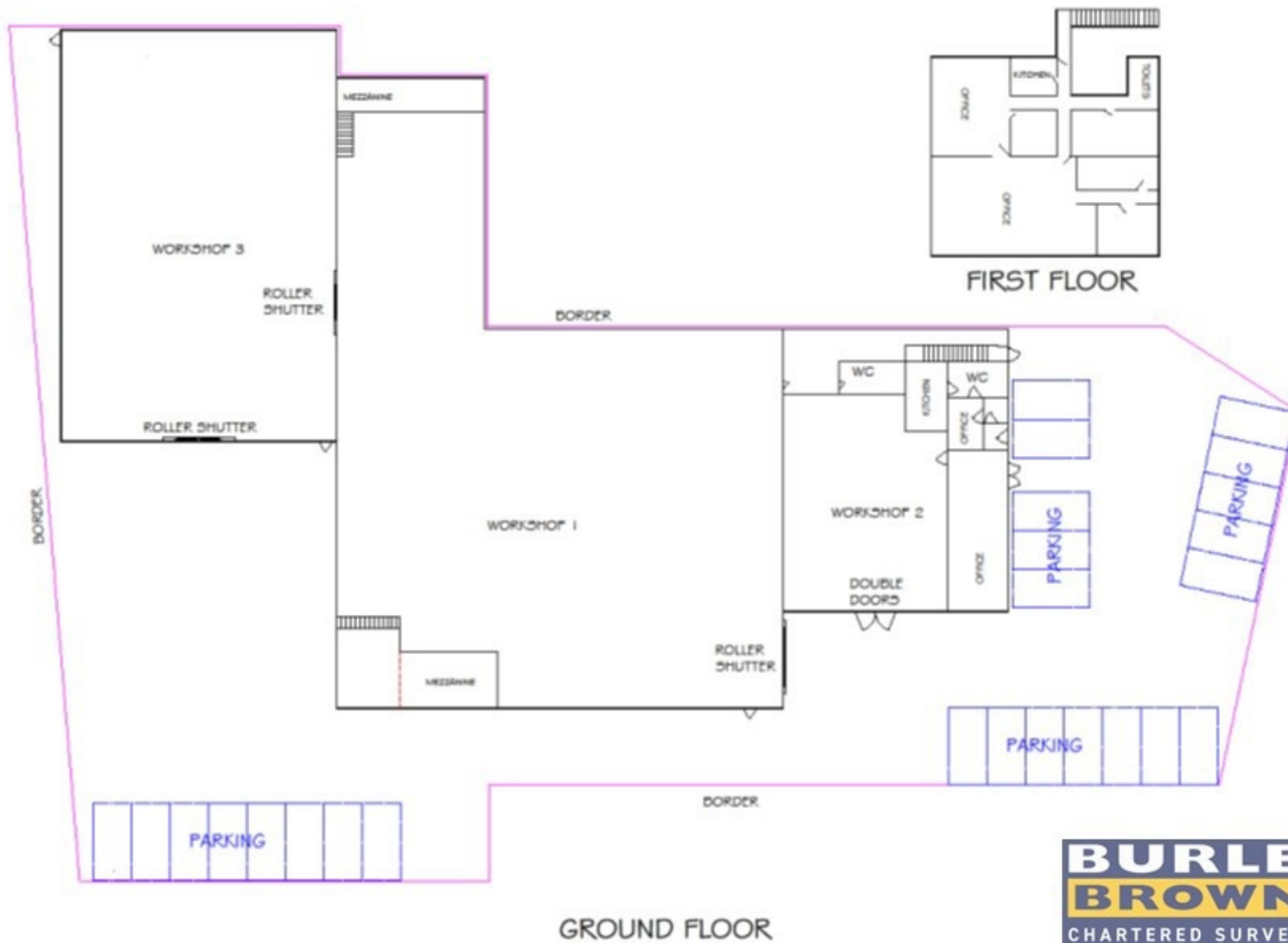


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